



Christian Brothers

A U T O M O T I V E®

From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: City of Ankeny

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

The artist's rendering below is an exact representation of our standard prototype.



Nice difference.®



Christian Brothers

AUTOMOTIVE®

This finished store is 100% representative of our standard prototype.



Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not do tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In the majority of cases, the customer will be referred to a specialist engine / transmission repair / replacement facility.

Nice difference.®



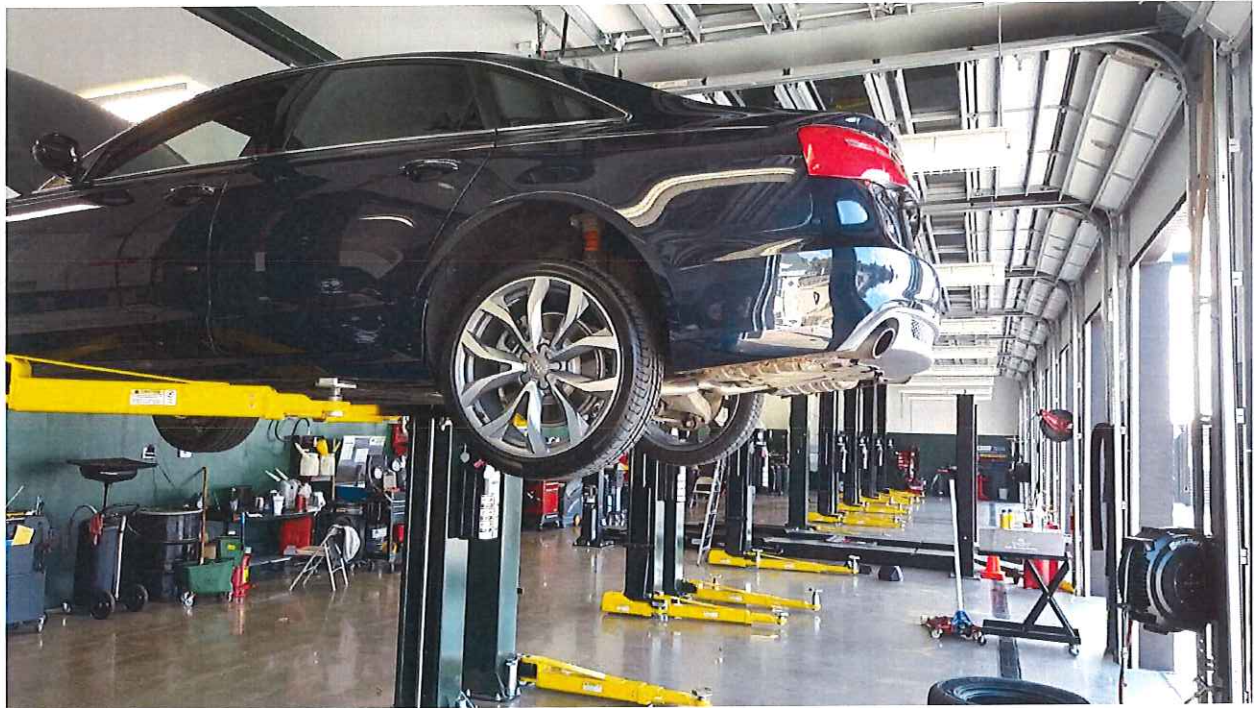
Christian Brothers

AUTOMOTIVE®

The business is manned by 3 to 4 employees and the owner / franchisee.

The City of Ankeny will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos



Nice difference.®

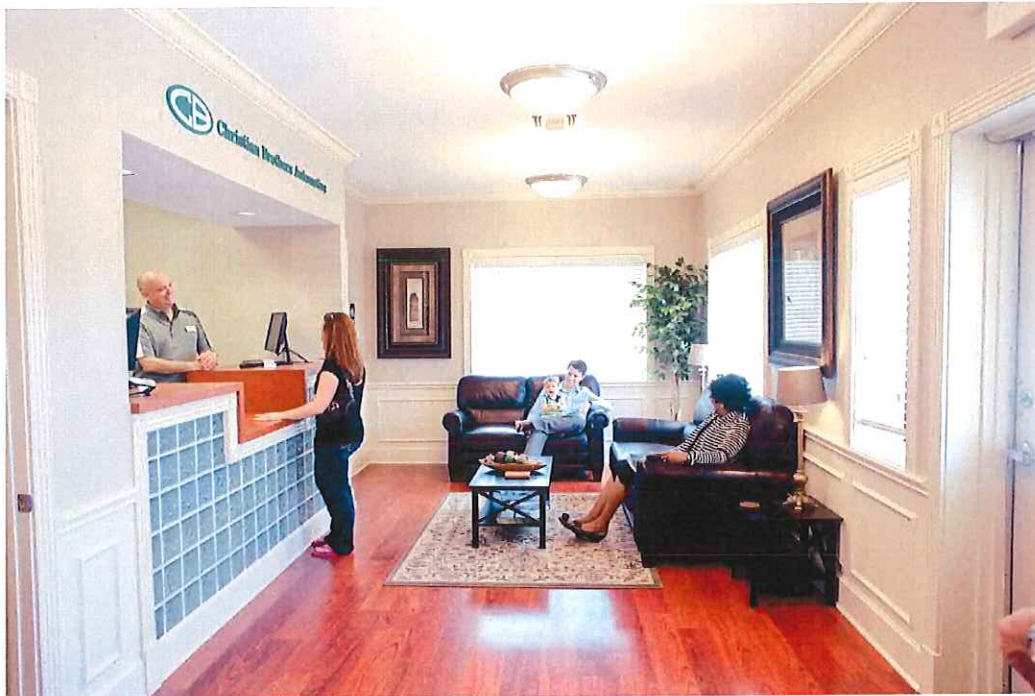
17725 KATY FREEWAY, SUITE 200, HOUSTON, TX 77094 • 281.675.6100 • CHRISTIANBROTHERSAUTO.COM



Christian Brothers

AUTOMOTIVE®

Office Interior



Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that the City of Ankeny can truly appreciate our presence and will find us to be a valued member of the community.

Thank you,

Jonathan Wakefield

Nice difference.®